



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Regular Meeting
Monday, July 15, 2019**

The Town Council for the Town of Weaverville met for its regular monthly meeting on Monday, July 15, 2019, at 7:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilmember Doug Jackson, and Councilmembers Dottie Sherrill, Jeff McKenna, Andrew Nagle and Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Finance Officer Tonya Dozier, Town Clerk Derek Huninghake, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

1. Call to Order

Mayor Al Root called the meeting to order at 7:00 p.m.

2. Approval/Adjustments to the Agenda

Town Manager Selena Coffey asked for Discussion Item B, Annexation Petition/Initial Zoning Request for 0.3 Acre Strip along Monticello Road to be taken off the agenda. *Councilmember Sherrill made a motion to approve the agenda with the aforementioned revision. Councilmember McKenna seconded and all voted in favor of the motion.*

3. Approval of Minutes

Councilmember Nagle made the motion to approve the minutes from June 17, 2019 Town Council Regular Meeting. Councilmember McKenna seconded the motion and all voted in favor on the approval of the minutes.

4. General Public Comment

Public comments were received as follows:

Louis Accornero, 50 Highland Pointe Drive, thanked Town Council and asked them to make a motion tonight on allowing the Dry Ridge Museum utilization of the storage room in the Weaverville Town Hall.

Howard Dusenberry, 26 Brown Street, thanked Town Council for moving the July 4th fireworks back to Main Street, but thinks the ground explosions were over the top and asked Council to work with the vendor about making it more of a light and color show.

Linda McClain, 20 Brown Street, commented that she was worried about the fireworks being so close to her home, since she has animals who are terrified of them. She also mentioned that nobody spoke with their neighborhood about the relocation of the fireworks to Main Street and she thinks that someone should have discussed this with them first. The fireworks were really loud and made it feel like they were in a war zone, she hopes next year they can be toned down so they don't have to be so loud and ground shaking.

Thomas Veasey, 69 Lakeshore Drive, passed out handouts on the Black Mountain Community Center showing the fees for activities held in the center, and recommended Town Council move forward on the community center project as it is. He doesn't believe Council should downsize the community center; they should expand the outside deck and move the fireplace inside. If it doesn't get included in the original plan then there wouldn't be enough space to add on later.

5. Consent Agenda

Vice Mayor/Councilmember Jackson moved for the approval of the Consent Agenda. Councilmember McKenna seconded the motion and all voted unanimously to approve all action requested in the Consent Agenda.

A. Year-End Tax Report/Settlement – Approved Resolution Approving the Tax Collector's Settlement for Fiscal Year 2018-2019

B. Budget Amendment: FEMA Reimbursement – Approved Budget Amendment

C. Road Closure Ordinance: North Buncombe Homecoming Parade – Approved Road Closure Ordinance for the North Buncombe Homecoming Parade on October 11, 2019 from 4:00 pm until 5:30 pm

6. Town Manager's Report

Town Manager Selena Coffey presented her Manager's report to Council including that the Saturday Summer Series Concert event was held on July 13, 2019 and over 80 people attended to watch Lillian and Sarah Nell Chase, and Kare Strong all perform; the downtown July 4th Celebration was successful with a tremendous crowd in attendance. She commended our wonderful Town employees for all their hard work in preparing for and making the event such a big success. A debriefing on the event will be in the coming week. Overall, we received positive comments with a few suggestions to move the firework show up earlier and to tone down the noise of the fireworks; new carpet has been installed in the Town Hall, both upstairs and downstairs in the Police Department; the paving on Church Street has been completed and the residents have been happy to have this finished; and lastly, the Board of Elections has reached out to her about the Town's interest in consolidating all four precincts into one.

Mayor Root questioned if this would save funds for the Town of Weaverville or the Board of Elections, but understands the reason for wanting to consolidate. Councilmember Nagle wondered if citizens would receive two election cards, one for voting during odd year elections and one for voting during even year elections. Or if consolidating into one precinct would be for all elections. Town Manager Coffey noted that she was informed that the Town would be saving the money, but she will send an email to the Board of Elections to get them to send us something in writing to get more clarification.

7. Discussion and Action Items

A. Community Center

John Legerton with Legerton Architecture noted that the last couple months they have been working on alternates from the design previously shown to Town Council to see if they could save some further costs. Mr. Legerton introduced Mitchel Sorin, an architect from Legerton Architecture, who worked on these alternates to present them.

Mitchel Sorin discussed the two alternate options that were established after looking at the following items: reducing square footage of community room and kitchen/storage area, enlarging the outdoor terrace, eliminating one family toilet room and adding windows to museum, all to reduce cost implications on the project. Alternate Option 1 would have a total net deduct of \$57,188, but after additional estimated redesign fees, it would be between \$33,000-\$40,000. As for Alternate Option 2, the total net deduct would be \$73,978 and after redesign fees, it would be between \$48,000 and \$55,000. (Alternate design option 1 and 2, and the cost opinions of the design changes are attached.)

Vice Mayor Jackson noted that in option 2 we are eliminating 720 Sq./ft. for around \$51,000, which doesn't seem like a very good trade-off. Plus, this option would require more funding for engineering.

Councilmember Fitzsimmons thanked Mr. Sorin and Mr. Legerton for producing these new alternate options and believes it encompasses what the citizens of the Town were looking for. He mentioned that if Council chose option 2 and eliminated the fire sprinkler system then it would reduce the community center cost by roughly \$120,000.

Councilmember Fitzsimmons made a motion to approve Alternate Option 2 on the Community Center design and eliminate the fire sprinkler system, which would save the Town of Weaverville about \$120,000 and have those savings go towards Phase II of the Community Center. Councilmember Sherrill seconded the motion. The motion failed by a 1-4 vote of Council, with Councilmember Fitzsimmons being the only favorable vote, after the following discussion:

Vice Mayor Jackson commented that the fireplace is a big liability and can always be added on in the future.

Councilmember McKenna noted that he found the covered entrance way as being redundant and he hasn't heard a good reasoning for having the fire sprinkler system, so there would be some cost savings by eliminating them.

Councilmember Nagle commented that he would like to create a group of 5 individuals to head this community center project and give them a set amount of money to get it done. He believes the group should include Mayor Root, Town Manager Selena Coffey, Public Works Director Dale Pennell, Louis Accornero and Thomas Veasey.

Public Comment

1. John Owen, 50 N. College St., commented that reducing the size of the building for little cost savings seems very short sided and he believes Council needs to stop dragging their feet and put a plan in place.
2. Lou Accornero, 50 Highland Pointe Dr., commented that the savings don't justify reducing the size of the community center and believes if you get the right contractor who has his heart vested in Weaverville, we will see a big difference in the costs.
3. Michelle Wood, 50 N. College St., mentioned that she is on the board for Dry Ridge Museum and President Jan Lawrence isn't in favor of a window, due to light damaging the artifacts. She also mentioned that homes in the area have sold for close to \$500,000, so \$2.5 million isn't that crazy it is just 5 homes.
4. Thomas Veasey, 69 Lakeshore Dr., commented that he is in favor with Vice Mayor Jackson and Councilmember Nagle. There has been a lot of time wasted the last three months dragging our feet and we should go ahead with the original plans and make modifications as they come.

Councilmember Nagle made a motion to approve the Community Center project based on the original design with the stone fireplace and the fire sprinkler system eliminated, and provide an approximate budget of \$2.5 million for the construction cost of the Community Center, approve the use of an additional \$250,000 for some outside recreational amenities shown as Phase 2, and appoint a steering committee, consisting of Mayor Al Root, Town Manager Selena Coffey, Public Works Director Dale Pennell, Lou Accornero and Thomas Veasey, to oversee the project and make it happen. Vice Mayor/Councilmember Jackson seconded the motion. The motion passed by a unanimous vote of Council. Motion carries 5-0 after the following discussion:

Councilmember McKenna noted that he doesn't want Council to get caught up in Phase I and forget about the funds and process for Phase II of the community center process as well.

Public Comment:

1. Jim Proffitt, 16 Saint Browns Place, mentioned that he would like to use this community center in his lifetime, so Council needs to stop dragging their feet and start putting plans into place. He knows the costs will only keep increasing the longer we wait.

B. Comprehensive Land Use Plan Update

Town Planner James Eller presented the 2019 Comprehensive Land Use Plan (CLUP) to Town Council. He noted that this advisory document is statutorily required and the Planning and Zoning Board consults these plans and offer opinions to Town Council on any related land use decisions. He thanked Town Council for reviewing the document

and suggesting their five highest goals and priorities, which have been updated and incorporated into the document. The goals included were 1) updating the CLUP should we encounter a situation with the water system, 2) continue the street improvement program, 3) review and update economic development goals, and consider land use regulations that better provide for 4) mixed use development and 5) high density single family residential development. The Planning and Zoning Board passed along this plan to Town Council with a unanimous favorable recommendation and should Town Council wish to take action on this plan, it would be appropriate to do so as they see fit. Town Attorney Jennifer Jackson mentioned that the plan is now up to Town Council and staff is here to answer any questions or help provide any guidance in the process they decide to take. She thanked Town Council for taking the time to look through the priorities, which have been averaged out and reflected in the document.

Town Planner James Eller noted that all 198 pages of 160D have been passed and the Town of Weaverville is compliant with this plan and with future versions of state statute as well. Town Attorney Jennifer Jackson mentioned that 160D is a combination of all the comprehensive land use regulations for both the Town and the County.

Public Comment:

Doug Theroux, 73 Hillcrest Drive, Chairman of the Planning and Zoning Board, spoke on behalf of the Board and commended staff for all their hard work on putting the document together. Mr. Theroux was on the last committee that put the plan together and he believes this plan is much better and has more of a personal touch to the Town of Weaverville.

Mayor Root noted that he was very skeptical at first when staff recommended they oversee this project to save the Town some money; however he believes this is as good a product as the Town has ever seen and thanked staff for all their hard work.

Councilmember Fitzsimmons made a motion to approve the Resolution to Adopt a Comprehensive Land Use Plan for the Town of Weaverville. Vice Mayor/Councilmember Jackson seconded the motion. The motion passed by a majority vote of Council. Motion carries 5-0.

C. Quarterly Report: Planning Department

Town Planner James Eller presented the Planning Department Quarterly Report and noted that 29 Zoning Permits and 8 Sign Permits have been issued during this period. Mr. Eller also gave a review of the activity from the Planning and Zoning Board and the Zoning Board of Adjustment during these months.

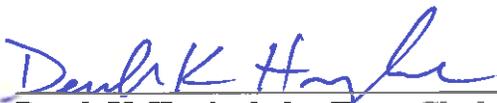
D. Quarterly Report: Finance Department

Finance Officer Tonya Dozier discussed the Quarterly Finance Report from April 2019 – June 2019 and mentioned that with the recent close-out of Fiscal Year 2018-2019, our financial statements are currently under audit and not available for review yet. There will need to be some re-appropriated funds into FY 2019-2020 for the paving project, Greenways Project, sale of bus garage, and unspent funds originally placed towards the community center.

Consensus was made by Town Council to allow the Dry Ridge Museum to utilize the Town Hall storage room. Town Manager Selena Coffey noted that she will meet up with Jan Lawrence when she gets back from her trip to see the best way the Town of Weaverville can help them.

8. Adjournment

Councilmember Nagle made the motion to adjourn; Councilmember McKenna seconded and all voted to adjourn the Council's meeting at 8:29 p.m.


Derek K. Hunninghake, Town Clerk

